

April 11, 2007

To: City of Las Vegas

From: The Island Development, LLC

RE: VARIANCE TO ALLOW 2 LOADING DOCKS WHERE 10 ARE REQUIRED(continued application for ...ENTITLEMENTS FOR "THE ISLAND"
PROJECT 401 S. MARYLAND PKY.)

Good Beautiful Day and Welcome to "The Island" Las Vegas;

This Variance request is a continuation of the application Cases: 20484, 20486, 20487, 20488 and 20740 known as The Island project.

We are requesting a variance to allow 2 loading docks where 10 are required pursuant to title 19, as we are planning to have:

Office Space (on levels 11, 12, & 44) totaling	64,800 SF
General Retail (levels 1 & 2)	6,500 SF
Grocery Store (levels 1 & 2)	22,500 SF
Sky Restaurant (Roof top at level 50)	5,600 SF

The roof, on level 50, features a 5,600 square foot public Sky restaurant that will target the residents of the building, tenants as well as the public. Our project design offers a "flow" of traffic in and out of the building.

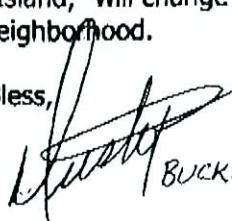
Currently, we have planned, two loading docks on the ground floor level with the entrance from Lewis St., on the north side of the building. Once in the building the trucks will have the turning radius to back into one of two loading docks 15'X25'X15' each. These docks will service the needs of the building and all of it's tenants and residences.

We will set aside slots of time that the grocery store will have access to the loading docks and upon the initial "Move-In" time line of residents and tenants, the dock will be reserved by appointment time slots made in advance.

Total lot coverage will be 60.57%. A variance is requested to increase the coverage from 50.57% by 10% in order to provide the full range of planned amenities. To redesign the project to include 10 loading docks would make us have to apply for a parking variance, where we truly feel that we need our parking as we have it (in compliance with City requirements) and we do not need more than the two loading docks for the ongoing business of our project. With proper planning, we can make the two loading docks work as the initial move in time frame will be spread over a long period of time.

We are The Island Development LLC, the developer of this proposed 50-story high rise featuring mixed use of 497 residential units, offices, and retail space. This development, known as "The Island," will change the face of this neighborhood and that will change the faces you see in this neighborhood.

God Bless,



BUCKEL
VAR-21263**05/10/07 PC**

RECEIVED

www.theislandlasvegas.com

2051 Red Rock St. Las Vegas, NV 89146

702-812-1209

FX: 702-822-6690

APR 12 2007